075.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,064,000 / 1,064,000
					USE VALUE:	1,064,000 / 1,064,000
					ASSESSED:	1,064,000 / 1,064,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASHJIAN ERROL & ARPINE
Owner 2:	
Owner 3:	
Street 1:	1 ROBIN HOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAKHIJA GAUTAM S -
Owner 2:	MUNJAL SHIVANI -
Street 1:	1 ROBIN HOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,048 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 3072 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10048.000	559,000		505,000	1,064,000
Total Card	0.231	559,000		505,000	1,064,000
Total Parcel	0.231	559,000		505,000	1,064,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.35 | /Parcel: 346.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

47470

GIS Ref

GIS Ref

Insp Date

02/07/20

!6272!

PREVIOUS ASSESSMENT

Parcel ID 075.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	661,700	0	10,048.	505,000	1,166,700	1,166,700	Year End Roll	12/18/2019
2019	101	FV	543,400	0	10,048.	505,000	1,048,400	1,048,400	Year End Roll	1/3/2019
2018	101	FV	543,400	0	10,048.	432,900	976,300	976,300	Year End Roll	12/20/2017
2017	101	FV	543,400	0	10,048.	404,000	947,400	947,400	Year End Roll	1/3/2017
2016	101	FV	543,400	0	10,048.	346,300	889,700	889,700	Year End	1/4/2016
2015	101	FV	532,300	0	10,048.	310,200	842,500	842,500	Year End Roll	12/11/2014
2014	101	FV	532,300	0	10,048.	287,100	819,400	819,400	Year End Roll	12/16/2013
2013	101	FV	532,300	0	10,048.	273,800	806,100	806,100		12/13/2012

PRINT

Date	Time
12/10/20	21:04:05

LAST REV

Date	Time
02/21/20	09:52:37

mmcmakin

USER DEFINED

Prior Id # 1:	47470
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAKHIJA GAUTAM	73026-233	1	7/31/2019		1,085,000	No	No		
BLUEBERRY ESTA	57024-215		6/22/2011		857,000	No	No		
BLUEBERRY ESTA	52312-98		2/27/2009	Mult Lots	945,000	No	No		
	PR448-584		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2009	393	New Buil	313,000	C	7/6/2009			NEW SF HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
2/7/2020	Inspected	PT	Paul T
10/3/2019	SQ Returned	JO	Jenny O
10/26/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	Left Notice	JBS	JOHN S
8/25/2010	MLS	BR	B Rossignol
3/4/2010	Inspected	BR	B Rossignol
10/20/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10048		Sq. Ft.	Site		0	70.	0.72	4									505,005						505,000	

Total AC/HA: 0.23067 | Total SF/SM: 10048 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 505,005 | Spl Credit | Total: 505,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	6.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.99179685
Const Adj.:	0.89990997
Adj $ / SQ:	111.566
Other Features:	96077
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595320
Depreciation:	36315
Depreciated Total:	559005

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

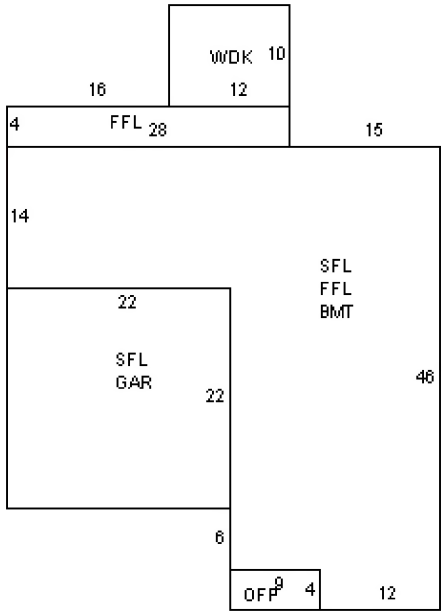
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	112.93
Final Total:	559000	Val/Su SzAd	181.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,722	111.570	192,117
FFL	First Floor	1,350	111.570	150,614
BMT	Basement	1,238	33.470	41,436
GAR	Garage	484	18.150	8,783
WDK	Deck	120	12.900	1,548
OFP	Open Porch	36	39.600	1,425

Net Sketched Area:	4,950			Total:	395,923
Size Ad	3072	Gross Are	4950	FinArea	3072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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